

# John E Paul



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jp@preengfire.com

Cascade County Planning Division  
121 4<sup>th</sup> Street North  
Great Falls, MT 59401

September 26, 2017

Mr. Haugen,

We are looking to amend our subdivision/zoning plan file in April 2015 for the property located at 4725 22<sup>nd</sup> Ave North, Great Falls, MT, Legal Description: SE ¼ Section 33, Township 21 N, Range 4E, P.M.M., Cascade County, Montana. As of now this property is zoned Light Industrial and we would like to be rezoned to Heavy Industrial to ensure that we are compliant with the Cascade County Zoning regulations. We are located next to property that is zoned Heavy Industrial and would like to extend this zoning to include our property.

Troy, at this time we would like to reiterate our Operational Statement. Although future plans may include additional building or buildings for lease as "Business Condos" or leasing the current building to another tenant. At this time, it is our intent to continue to lease the building to our Business, Pre-Engineered Fire Systems. Pre-Engineered Fire Systems is actively engaged in designing and building prepackaged fire protection equipment solutions, please see attachment 1.

Pre-Engineered Fire Systems operates year-round 8-12 hours a day depending on work load. Most work is performed in our well insulated shop with outdoor activities consisting of normal property maintenance, Factory Acceptance Testing of certain fire equipment, and loading and unloading of system components and completed fire systems.

Our walk-in traffic is very low as most of our business is contracted. The limited number of customers and visitors that we do encounter usually come during normal business hours.



Pre-Engineered Fire Systems employs around 8 employees at any given time that work our general business hours and then return home to their families.

Our service vehicles go home with employees at the end of the day and we receive deliveries randomly with the amount depending on the workload.

A private maintained gravel road provides legal access to the facility.

The property is 13.25 acres with 30 ft. of compacted gravel around 3 sides of the 60 x 120 ft. building that provides plenty of parking.

The prepackaged fire systems are sold on site as well as some of the AFF foam for fighting fires. Our office is onsite and that is where most sales are generated. The facility is used to produce custom made firefighting equipment, the products are all produced on site except for the pass-through items such as AFF foam and some fire pumps, as we are also the distributors for Pentair, American Marsh, and soon to be AC fire pumps.

Pre-Engineered Fire Systems implements various equipment to produce the custom-made fire equipment. Most of the equipment including but not limited to welders, impact wrenches, grinders, fork lifts, sand blasting equipment, and cranes. Most of the activity is contained indoors, however cranes are used to load the buildings on trucks. Usually the trucks and cranes are not on site for more than 72 hours. We wished to be zoned heavy industrial to make sure we are in compliance when these activities take place.

Typical building supplies are used in manufacturing, such as HVAC, electrical components, piping, and fire pumps. Most supplies are stored inside the facility on pallet racks, however during peak production some overflow must be stored outside on pallets.

Our yard is usually well maintained and organized. Our neighbors to the north of us are Fish, Wildlife, & Parks, as well as Giant Springs State Park, we are part of the Missouri River Corridor. Through many conversations with the director of FWP he is assured that our intent is to provide plenty of room for the wildlife found on the property and to continue to spray for noxious weeds. If our yard ever becomes over bearing then a green belt to hide everything will be instituted. We are very sensitive of our location and plan to take any action necessary to make our property astatically pleasing from the point of view of our neighbors to the North.

Solid waste produced is typical packaging and palletizing. Steel Etc. is our neighbor to the South and anything that can be recycled is loaded onto pickup trucks and driven the 3 blocks and unloaded at Steel Etc. All other garbage is disposed of at the County landfills.



As of now the water use runs about 20 gallons a day and is supplied by a 200 gallon above ground poly tank "cistern" located in the building, that we haul ourselves. We have a well permit and will be drilling a well in the near future.

As stated before, we do not have a lot of walk in traffic, our signage will eventually be somewhere along the lines of 4' by 10' hanging from a piping system to maintain our fire protection theme and will have our name and address on it to be compliant with life safety codes.

We have already erected a building that we use for our manufacturing. Additional buildings will be permitted and built as expansion requires. The option of building business condos as we get closer to retirement remains on the table.

The land only has one building as per our permit and sub division documents and is used entirely for the business of fire protection.

Outdoor lighting is limited to safety lighting and electric code requirements and there is no need or plans for a Public-Address System.

The property is currently fenced and only repair work is planned with the exception of entryway fencing and security gate to match our neighbors fencing. Landscape plans include ornamental shrubs and probably a garden mound around our sign which we will incorporate the retention pond as a fountain from the piping holding the sign, as well interior fence in this area may be incorporated for safety concerns. The retention pond creates as well as keeping the deer out of the vegetable garden.

All soil that has been distributed has gone through DEQ construction permitting.

We would like to reiterate that we have already gone through the subdividing and permitting process. The building and property have been in use for the intended purpose since subdivision and permitting were awarded. We are mainly looking for clarification and documentation that we are Heavy Industrial as intended, as there seems to be some zoning questions. Some of our Clients, including the US government this is a prerequisite to their bid process.

I would like to thank you in advance for your immediate attention in this matter. Although it appears to be just a technicality we pride ourselves on the Quality Control of our products and it doesn't look favorably upon us if we do not have all the I's dotted and T's crossed.



Sincerely,



John E Paul





# John E. Paul Shauna L. Paul



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(406)231-6323 (460)231-4739  
jp@preengfire.com

December 10, 2017

ITEM 4            CRITERIA 1: Is the proposed amendment in accordance with the Growth's Policy five primary goals and associated objectives?

GOAL 1: We believe the proposed Amendment will sustain and strengthen Cascade County's citizens by meeting the following objectives:

- A. By insuring we are in compliance with the zoning laws, we will be able to retain our current tenant, whom during peak production times employs 6 full time employees and subcontracts with 5 different small businesses around town. In 2016 Pre Engineered Fire Systems (Our tenant) dispersed more than half a million dollars to these subcontractors.
- B. Subcontracting with these companies helps ensure they stay in business, thus stabilizing the County's tax base.
- C. Our current tenant, Pre Engineered Fire Systems, has demonstrated that it compliments existing businesses by partnering with them on several and tapping Cascade County's greatest resource, quality workforce.
- D. The property overlooks Giant Springs Park, Lewis and Clark Interpretive Center, and the remains of the original smoke Stack and promotes these assets when Clients' Executives are in town.
- E. As previously stated the current tenant, Pre Engineered Fire Systems, stimulates and fosters entrepreneurship including but not limited to Gerber's of Montana, ADF Paint Shop, Sherwin Williams, Patterson Enterprises, Advanced Air, Klette Electric, American Welding & Gas, Steel Etc., High Ball Trucking, & H&H Crane Service.
- F. Our tenant, Pre Engineered Fire Systems is always promoting local business, but could do more to promote Business development organizations.
- G. Several different people travel in and out of Great Falls during a typical project of Pre Engineered Fire Systems. During the project Client representatives come to Great Falls for Factory Acceptance Testing, Plan Review, and Third-Party Inspections. During these visits they stay at local hotels, eat at local restaurants, and visit various local establishments.
- H. Our tenant, Pre Engineered Fire Systems has several Fire Pump Skid projects throughout Montana serving various Businesses



- I. The current tenant, Pre Engineered Fire Systems, does not really interface with Agricultural Economy, however it has been known to treat Clients to local craft brews, that may or may not uses local barley. Many of these local restaurants they visit serve local beef.
- J. Our tenant, Pre Engineered Fire Systems is currently developing a solar powered Fire Pump House for an off the grid site in Hawaii, which could open up anew nitch that would lead to technology from the area.



ITEM 4            CRITERIA 1: Is the proposed amendment in accordance with the Growth's Policy five primary goals and associated objectives?

GOAL 2: Promote and maintain Cascade County's rural character and the community's historic relationship with natural resource development

Amending zoning will not change how we maintain and promote Cascade County's Rural character. The following objectives will help us to continue to be good land stewards:

- A. Maintain a healthy Missouri River Corridor by planting grasses with better nutritional value for the wild life. A shelterbelt incorporating the proper trees and bushes to promote healthy habitat for the wildlife and upland game birds.
- B. Preserve the Counties' open space feel by using a small portion of the land that is closest to other businesses to prevent industrial sprawl.
- C. As stewards of the property we can ensure only Businesses with healthy environmental standards and that will keep a well-organized yard will become tenants.



ITEM 4

CRITERIA 1: Is the proposed amendment in accordance with the Growth's Policy five primary goals and associated objectives?

GOAL 3: Maintain agricultural economy.

Our parcel is not used for agricultural purposes and it not located in the flood plain, therefore tis goal is not applicable.

ITEM 4

CRITERIA 1: Is the proposed amendment in accordance with the Growth's Policy five primary goals and associated objectives?

GOAL 4: Retain the presence of the US Military in Cascade County.

Our parcel has no impact on the presence of the US Military in Cascade County, therefore Goal 4 is not applicable





ITEM 4: CRITERIA 1: Is the proposed amendment in accordance with the Growth's Policy five primary goals and associated objectives?

GOAL 5: We would like to reiterate that having the I2 zoning is to ensure code compliance and we will continue to preserve the rural friendly lifestyle currently enjoyed in Cascade County, by adhering to our Core Principles including but not limited to:

- A. Continue to be a good neighbor to Montana Fish & Game
- B. Protect our portion of the Missouri River Corridor by continuing to control noxious weeds and ensure that development does not infringe on the Rivers Edge Trail or Giant Springs State Park.
- C. Promote fire prevention by keeping fuel loads cleaned out of the wild land/urban interface. Promoting a natural maintenance by providing an enriched wildlife habitat. Maintaining gradient landscaping to the building.



ITEM 4 CRITERIA 2: Secure Safety from fire and other dangers?

The property is close to three different fire cisterns as well as a large storm retention pond and hydrants close by. The building is steel with noncombustible insulation.

ITEM 4 CRITERIA 3: Promote public health, public safety, and the general welfare?

The property is well lighted with LED lighting and security cameras with notifications that overlap adjoining areas.

ITEM 4 CRITERIA 4: Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements?

This is just a rezoning and the roads have been established with self-contained water and sewer on the property.

ITEM 4 CRITERIA 5: The reasonable provision of adequate light and air?

There is three phase power on one side of the property and another power line on the other side of the property that can be tapped. It will have no effect on air quality



ITEM 4            CRITERIA 6: The effect on motorized and non-motorized transportation systems?

It is expected to have minimal traffic on already established and well maintained private roads.

ITEM 4            CRITERIA 7: Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?

Surrounding area is Heavy Industrial and is compatible with our usage.

ITEM 4            CRITERIA 8: The character of the district and its peculiar suitability for particular use?

The area is next to the new Business Park and developing into an Industrial area.

ITEM 4            CRITERIA 9: Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?

All the buildings are purpose built and the area is designed and subdivided to provide a place for small businesses to grow and expand.



ITEM 4      CRITERIA 10: Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities.

The property is zoned Light Industrial and we would like to be zoned Heavy Industrial to be more compatible with adjacent properties.



John E. Paul  
Shauna L. Paul



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ITEM 5

To Whom it may concern,

On April of 2015, the property located at 4725 22<sup>nd</sup> Avenue North, Great Falls, MT went thru a subdivision to remove an agricultural exemption and was approved by the Cascade County Work division on April 14, 2015. Original subdivision is enclosed for reference.

Respectfully,

A handwritten signature in blue ink, appearing to read "John E. Paul".

A handwritten signature in blue ink, appearing to read "Shauna L. Paul".

John E. Paul  
Shauna L. Paul

